



Trysull Road  
Bradmore  
Wolverhampton  
WV3 7JG

**Offers In Excess Of £240,000**





Spacious family home in a sought after location offering scope for future extension (subject to relevant planning/building consent). Situated in an ideal location for access to local schools, shops and public transport the property stands behind a driveway providing off road parking and includes separate living and dining rooms, ground floor w.c, kitchen, utility, three generous bedrooms and spacious family bathroom. The property has a detached garage and pleasant rear garden.

**APPROACH** The property is approached via a driveway providing off road parking and access to the garage. A gated side passage provides access to the rear garden.

#### **ENTRANCE PORCH**

Door into the reception hall.

#### **RECEPTION HALL**

Radiator, staircase to the first floor landing and doors to:

#### **GUEST W.C**

Double glazed window to the side and low level w.c.

#### **DINING ROOM 14' 8" x 11' 10" (4.49m into bay x 3.63m)**

Double glazed bay window to the front and radiator.

#### **LIVING ROOM 12' 11" x 10' 10" (3.94m x 3.31m)**

Radiator and double glazed double doors opening out to the rear patio.

#### **MODERN KITCHEN 8' 11" x 6' 11" (2.74m x 2.11m)**

Double glazed window to the side, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and a doorway to the utility.

#### **UTILITY ROOM 6' 6" x 5' 1" (2.0m x 1.57m)**

Double glazed windows to the side and rear and door to the rear garden. There is plumbing for a washing machine and space for various household appliances.

#### **FIRST FLOOR LANDING**

Loft access hatch providing access to a large loft also offering scope for extension subject to relevant planning/building consent, double glazed window to the side and doors to:

#### **BEDROOM ONE 12' 11" x 10' 9" (3.94m x 3.3m)**

Double glazed window to the rear and radiator.

#### **BEDROOM TWO 11' 10" x 9' 11" (3.61m x 3.04m)**

Double glazed window to the front and radiator.

#### **BEDROOM THREE 8' 0" x 7' 9" (2.44m x 2.38m)**

Double glazed window to the front and radiator.

**FAMILY BATHROOM** The spacious family bathroom has a double glazed obscure window to the rear, part tiled walls, radiator and white suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

#### **REAR GARDEN**

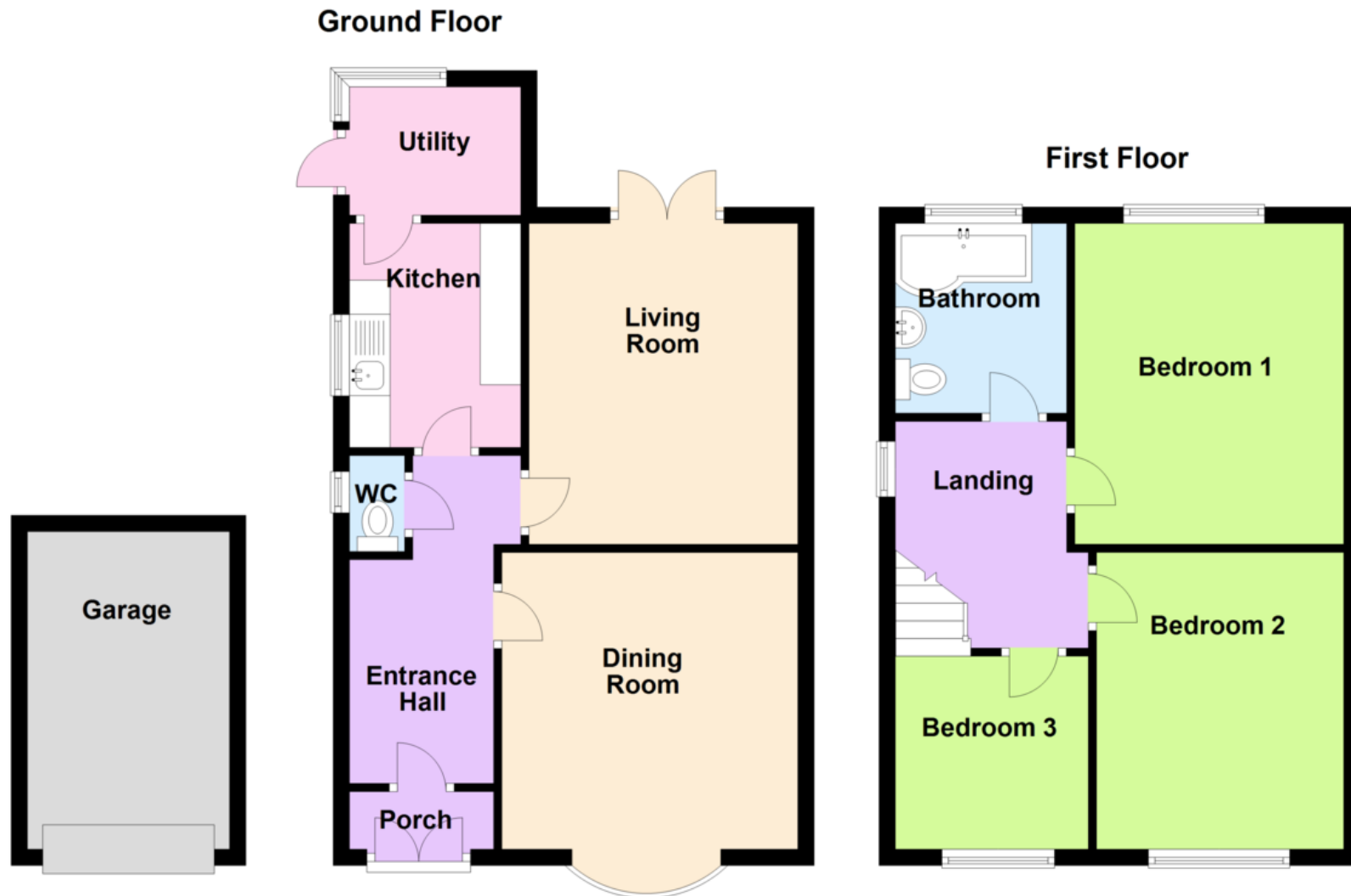
To the rear of the property is a paved patio area with an enclosed lawned garden beyond. There is a large brick built garden store.

#### **DETACHED GARAGE**

Up and over door to the front



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